



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: February 5, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Jonathan B. Wright, Vice-Chairman  
Jill R. Myers, Clerk  
Kevin F. Capalbo  
Stephan M. Rodolakis

**Also Present:** John D. Perreault, Town Engineer

**Absent:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes of January 4, 2004.**

The Planning Board approved the Minutes of January 4, 2004 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

**7:05 P.M. Minna Terrace – Senior Housing, Site Plan Approval/Special Permit  
Continued Public Hearing (from October 3, 2002)  
(Site Plan Approval Deadline: 65 days from close of hearing)  
(Special Permit Deadline: 90 days from close of hearing)**

Mr. Perreault sat as the alternate member to the Planning Board. Attending the meeting were Andrew Liston – Thompson-Liston Associates, Inc., Iqbal Ali – the developer, and Attorney Walter Jabs – representing Iqbal Ali.

Mr. Liston said he has settled all remaining issues including the agreement with Southwoods Subdivision.

Mr. Gordon officially closed the hearing.

The Board unanimously voted to conditionally approve Minna Terrace.

**7:10 P.M. Common Driveway for 85 & 87 Spring Street, Special Permit  
Continued Public Hearing (from September 4, 2003)  
(Decision Deadline: 90 days from close of hearing)**

Attending the hearing was John Grenier. He said the only outstanding issue is the documentation regarding maintenance of the common driveway.

Mr. Gordon officially closed the hearing, stating Mr. Grenier will get the documentation regarding maintenance of the common driveway to the Engineering Department for review.

**7:15 P.M. Office Building, 181 West Main Street, Site Plan Approval  
Public Hearing  
(Decision Deadline: 65 days from close of hearing)**

There were no representatives for this project present. The Board voted to give the proponents of the 181 West Main Street project an opportunity to withdraw the plan without prejudice.

**7:20 P.M. Highland Hill, Preliminary Subdivision Plan  
Continued Informal Public Hearing  
(Decision Deadline: February 14, 2004)**

Mr. Wright chaired this hearing. Mr. Gordon can participate but cannot vote. Mr. Capalbo abstained from this hearing due to possible conflict of interest. Mr. Wright noted the disclosures written from the Town Manager for Mr. Wright and Mr. Perreault. Mr. Wright asked Attorney Cole to fill out an extension letter to March 15, 2004.

Attorney Cole said they have done the following things:

- 1) put their own traffic counters out at High and North Streets;
- 2) did perc tests; and
- 3) submitted for the Board's review alternate lay-outs.

Attorney Cole commented he felt the Over-55 plan works well. Attorney Cole noted that if senior housing was wished for by the Board, he would probably sell it to a developer who builds these, but they would prefer doing this development like Park Grove. He also stated that he would consider going to Town Meeting for new by-law to do a mixed-use development.

George Connors, the engineer from Connorstone Engineering, reviewed the various possible plans for the site, which included a cluster development, a development with a 75-foot barrier all the way around the site, a mixed-use development with 55 lots, and the "little house, big house, backhouse, barn" concept.

Mr. Rodolakis asked about the status of 186 Prospect Street. Attorney Cole commented that they bought 186 Prospect Street to try and do something with the intersection, such as a delta island, to make a gateway/park entrance (pocket park).

Mr. Gordon noted the following issues:

- 1) A Dufresne Acres plan was filed about five years ago;
- 2) He asked if neighbors wanted to buy a reasonable size parcel, would Attorney Cole consider selling. Attorney Cole said yes.
- 3) He noted the property was a spongy site, and asked Mr. Connors if they will be sure that post-run-off will not be more than pre-run-off; Mr. Connors said yes and they know the areas that need to be addressed;
- 4) He noted that increased traffic is no reason to turn down a subdivision. Attorney Cole said a traffic study will be done for the definitive plan;
- 5) At the definitive, they could look at walls, trees, building envelope, etc. Attorney Cole commented that he wants trees and walls in the definitive plan;
- 6) Mr. Gordon said they need to consider the master plan for abutting properties for further development in the future. Attorney Cole said they don't have any plans yet for present or future development.
- 7) Mr. Gordon said they should consider lots 7,8, and 9 being curbed off and not cul-de-sac, for any future development;
- 8) Consider combining lots 11 and 12;
- 9) He asked if off-site improvements are being thought or talked about with another developer. Attorney Cole said, 'yes.'

June B., at 11 Kalamat Farms, expressed the following concerns:

- 1) Traffic counts should be considered;
- 2) Concern of putting \$1 million homes on acre lots. Mr. Gordon explained that the Board is governed by the by-law and explained that this issue of a larger minimum lot size has gone to Town Meeting and was turned down.

Bernard Seastrom, 50 North Street, expressed the following concerns:

- 1) He went to Police Department and got incident reports from Dan Sklut – there were about 80 incident reports for that area;
- 2) Safety issues:
  - a) need for more stop signs;
  - b) the access path to Spring Street School – will it be plowed in winter, because if it isn't, there will be more cars using the roadway dropping off those kids, who usually walk;
- 3) He can't get people to do work for him, such as carpenters and plumbers, because they are working at these development sites;
- 4) If the development fails to be built/finished, what recourse do the abutters have;
- 5) Survey concern – the fence belonging to the Dufresne property may be on his property.

Pam Empie, 107 High Street, expressed drainage concerns. Attorney Cole said the Town requires subdivisions to create drainage systems and they will be installed.

Paul Scheffer, 42 Neptune Drive, reviewed the size of the lots and asked if they met zoning.

Jeff Baxter, 42 North Street, expressed the following concerns:

- 1) traffic concerns;
- 2) sidewalk on one side of North Street. Attorney Cole said he thought he might bring the sidewalk up from Kalamat Farms to subdivision, so students can pass through subdivision.

Phil Wheeler, 74 North Street, asked the standard review process. Mr. Perreault explained the Engineering review process. Mr. Wheeler also expressed public safety concerns.

Henry Wood, 16 Cross Street, expressed the following concerns:

- 1) Asked if wetlands can be reviewed by public. Mr. Wright said this issue will go before the Conservation Commission. Attorney Cole explained this process is generally done by a wetlands specialist and reviewed by Brad Stone of the Engineering Department.
- 2) Traffic study – concern that not all locations out there will be done. Attorney Cole said these counters are put out there by Mr. Connors.

James Curley, 3 Lantern Lane, expressed the following concerns

- 1) Re: the sideline – lay-out, would conceptals be acceptable – right now it doesn't meet the criteria. Mr. Connors stated these were conceptual plans only;
- 2) Asked if the 22 acres has access off other streets;
- 3) Does a conservation restriction run with the land;
- 4) concern of a corner lot and setbacks.

Nancy Fields, 60 North Street, expressed concern that the roadway is close to her house.

Steve Pezzella, 4 Kalamat Farms Circle, expressed concern for the increased traffic, and felt the Board has responsibility to the abutters out there.

Sal Santoro, 77 North Street, expressed concern for the needed improvements in the streets.

Sabrina Couture, 33 Cross Street, expressed increased traffic concerns and children safety.

Norma Bowen, 25 Cross Street, expressed concern of construction trucks using the streets, and asked if the trucks could be asked not to use High Street. Mr. Perreault and Mr. Gordon explained that it is a public street and they have the right to use it.

Mary Wilson, 76 North Street, expressed concern about the density of the project and asked if they would consider having a more reasonable, less dense project.

Don Gray, 26 High Street, expressed concern about the walkers on High Street, where there are no sidewalks.

Chris Kirk, 40 Westwood Road, asked if they would be filing for a sewer extension permit and if there will be a phasing plan for this.

Todd Newville, 6 Kalamat Farms Circle, asked if there could be less homes built to create safety.

Mr. Wright officially closed the hearing.

**7:50 P.M.            Grand View, Section 1, Definitive Subdivision Plan  
Public Hearing  
(Decision Deadline: May 1, 2004)**

Chris Cutler – the developer, and Attorney David Brown – the attorney for the project, attended the hearing.

Attorney Brown said this is a proposed 9-lot subdivision, on an 8-acre site. He said there will be 760 feet of roadway. He said this is the same as proposed and approved in the preliminary filing.

Attorney Brown said there is existing water and sewer in Blackthorn.

Attorney Brown commented that there are a number of issues that need to be addressed from Engineering.

Attorney Brown said there is one issue of open space area. He said he was not sure if the Town will want to be responsible. He said they met with the Parks and Recreation Department to see if there was another area in Town that could use some aesthetic improvements. He said they will look at a sitting/park area in this subdivision.

Mr. Perreault said the Engineering comment letter should be done soon. Attorney Brown said they will look to meet with Engineering after they receive the letter.

Attorney Brown said he may consider some kind of association to maintain open area.

Mr. Gordon expressed the following concerns:

- 1) should include a right-of-way to Bushey property;
- 2) noted the ANR lot is part of subdivision;
- 3) length of cul-de-sac;
- 4) wants to see all of plan with Phase I;
- 5) Sheet 7 does not match plan;
- 6) Don Gray's, 26 High Street, concern of the shallow wells out there;
- 7) Work with Attorney Cole on work on High Street

Ken Noller, 14 Highridge Road, expressed concern of the "S" curve on High Street;

Leo Colborne, 28 Blackthorn Road, commented that everything that was discussed at the previous hearing for Highland Hills (see hearing held at 7:20 P.M.), applies to this hearing.

Jim Ermilio, 10 Niblick Road, expressed drainage concerns.

Don Gray, 26 High Street, expressed the following concerns:

- 1) Concern for his well;
- 2) The property lines;
- 3) Should make property owners aware that Mr. Bushey sprays for insects.

Christopher Kirk, 40 Westwood Road, asked about the road for the second phase, and about open space requirements.

Mr. Gordon continued the hearing to March 4, 2004, at 7:10 P.M.

**4. New Business**

**a. Discussed/Approved Covenant for Sara (Howe) Road**

The Board voted to approve the Covenant for Sara Road and allow Mr. Gordon to assent to it by signing the Covenant.

**b. Signed Covenant Release for Shrewsbury Heights**

Mr. Perreault explained that this was a re-signing, as it appears that the original Covenant Release was not filed at the WDRD. The Board voted to sign the Covenant Release for Shrewsbury Heights.

**c. Noted preliminary list of possible streets, to be voted as public ways, at the May 2004, Annual Town Meeting**

The Board noted the streets for possible street acceptance at the 2004 Annual Town Meeting. Mr. Rodolakis commented that maybe the Board should take a look at Jamie Lane. The Board agreed.

**d. Noted/Discussed Planning Board Annual Report**

**5. Old Business**

**a. Discussed/Signed Decision for 85 & 87 Spring Street, Common Driveway**

The Board voted to conditionally approve the decision for 85 & 87 Spring Street Common Driveway.

**b. Discussed/Signed Decision for Wetherburn Heights**

The Board voted to approve the decision as written for Wetherburn Heights and sign it.

**c. Discussed/Signed Decision for Minna Terrace**

The Board agreed to sign the decision for Minna Terrace, at a special meeting, when it is written (See Minutes for February 13, 2004, at 8:00 A.M.).

**d. Discussed/Signed Subdivision Bond for Silvergate Circle**

Mr. Rodolakis abstained from the vote and signing, due to possible conflict of interest. The Board voted to approve and sign the Subdivision Bond for Silvergate Circle.

**5. Old Business (cont'd)**

**e. Discussed Winchester Estates Subdivision Entrance (Letter dated 12/19/03)**

The Board said the residents involved in the writing of the letter should be asked to come in to the March 4<sup>th</sup> meeting to discuss their plans.

**f. Discussed letter from BSC Group updating the Boston Hill Project**

Mr. Perreault said he was satisfied this month and said he felt substantial progress is being made. He told the Board that a Notice of Project change has been filed.

**6. Correspondence**

The meeting adjourned at 10:30 A.M.

Respectfully Submitted,

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*Annette W. Rebovich*